



Accessory Dwelling Unit (ADU) Code Updates

Island County Planning Commission – January 11, 2020

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Members of the public can provide written comments to:

CompPlan@islandcountywa.gov or

PlanningCommission@islandcountywa.gov

Reminder of Original Proposal

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- Accessory Living Quarters → Accessory Dwelling Unit, Attached
- Guest Cottage → Accessory Dwelling Unit, Detached
- Detached ADUs increase from 1,000sqft → 1,200sqft
- Attached ADUs increase from 800sqft → 1,000sqft
- Can have one attached and one detached ADU
- Allow attached and detached ADUs in Planned Residential Developments (PRDs)
- Reference the addressing code for ADUs
- Detached ADUs in Rural Residential zone permitted on parcels less than 1 acre
- Main unit does not need to be owner-occupied in order to have an ADU
- Attached ADUs can have an internal access connection provided between the main dwelling and the ADU but it is not required
- Entrance to an attached ADU cannot be on the same side of the building as the entrance to the main unit and should be located to the side or rear of the house
- Attached ADU must have consistent siding, roof pitch, and windows as the main unit to maintain the appearance of a single unit.
- Additional 10ft setback for detached ADUs

Staff Recommendation

- After conversations with the Board and PA's office, staff are recommending the following additional changes:
 - Only allow one ADU per single family residence (one attached ADU or one detached ADU) consistent with current code
 - Except, in the Freeland Non-Municipal Urban Growth Area where one single family residence could have both an attached and detached ADU
 - Clarify that the 35/year limit on detached ADUs does not apply in Urban Growth Areas
 - Require detached ADUs to be located within 100ft of the primary residence

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Discussion Question

- Concerns have been raised about the following proposed provision:
 - *An attached ADU must have consistent siding, roof pitch and windows as the main unit to maintain the appearance of a single unit.*
- Pros
 - Maintain single family neighborhood character
 - Maintain Rural character
 - Distinguish ADUs from duplexes
- Cons
 - Another requirement for applicants to meet in order to have an ADU
 - Goal is to increase opportunities for small and affordable housing types, would this create a barrier or hindrance for ADUs?

Planning Commission's thoughts?

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Next Steps

- If Planning Commission is ready, staff propose moving forward to a public hearing on January 25th

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